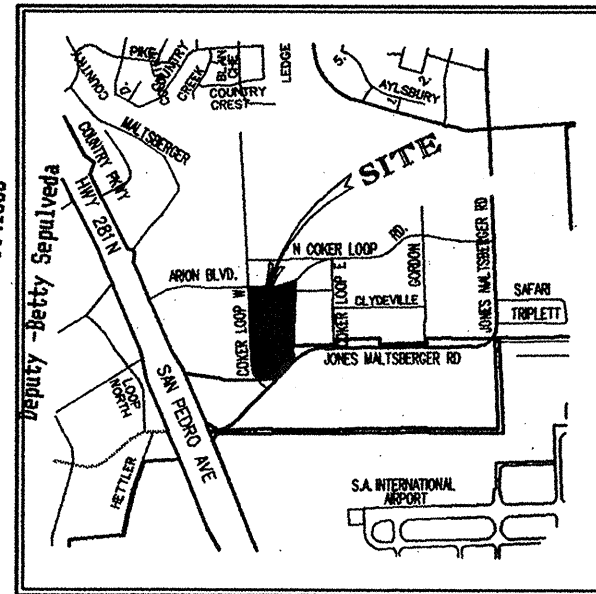


99-0041353

Filed for Record in:
BEXAR COUNTY, TEXAS
GARY RICKHOFF, COUNTY CLERK
On Mar 03 1999

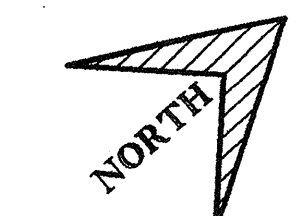
At 2:58pm
Received by:
Recording:
Doc/Map:
6.00



CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
"A"	500.57'	24°39'07"	109.38'	215.38'	S80°58'03"E	213.72'
"B"	335.00'	37°07'32"	112.50'	217.07'	N22°47'48"E	213.29'
"C"	38.00'	90°00'00"	38.00'	59.69'	N86°21'28"E	53.74'
"D"	500.57'	02°17'24"	10.01'	20.01'	S67°41'45"E	20.01'

NOTE: (1) STATE PLANE COORDINATES AS SHOWN HERE ON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.

NOTE: ESTABLISHING (3) THREE COMMERCIAL LOT.



SCALE: 1" = 100'
BEARINGS BASED ON
W. COKER LOOP RD.
AS BEING N41°21'33"E.

LOT 1
BLOCK 5
N.C.B. 14528
(VOLUME 9520, PAGE 51)

REPLAT AND SUBDIVISION PLAT 980495 ESTABLISHING ARION BUSINESS PARK IV

BEING A 12.391 ACRE TRACT OF LAND OUT OF THE JOHN COKER SURVEY NO. 12, ABSTRACT NO. 125, NCB 12056, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

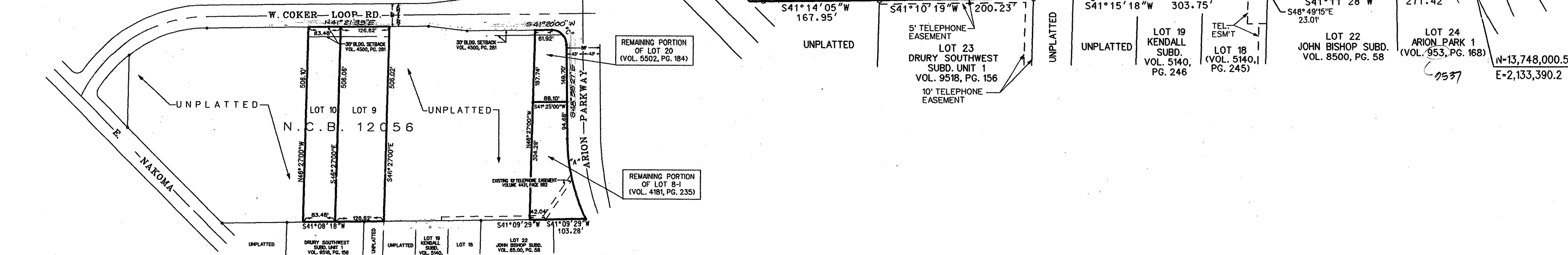
LEGEND:

- EXIST. ----- EXISTING
- ELEC. ----- ELECTRIC
- TEL. ----- TELEPHONE
- CATV ----- CABLE TELEVISION
- SAN. SWR. ----- SANITARY SEWER
- ESMT. ----- EASEMENT
- R.O.W. ----- RIGHT-OF-WAY
- BLDG. ----- BUILDING
- N.C.B. ----- NEW CITY BLOCK
- BLK. ----- BLOCK
- E.T. & CATV ESMT. ----- ELECTRIC, TELEPHONE, & CABLE TELEVISION EASEMENT
- IRON ROD FOUND ----- IRON ROD FOUND
- IRON ROD SET ----- IRON ROD SET
- FOUND CONCRETE MONUMENT ----- FOUND CONCRETE MONUMENT

SCALE: 1" = 200'

AREA BEING REPLATTED R.D. MARTIN SUBDIVISION, MARTIN SUBDIVISION AND ROTH SNIDER PROPERTY SUBDIVISION

BEING THE REMAINING PORTION OF LOT 20, MARTIN SUBDIVISION AS RECORDED IN VOLUME 5502, PAGE 184, REMAINING PORTION OF LOT 8-1, R.D. MARTIN SUBDIVISION AS RECORDED IN VOLUME 4181, PAGE 235, AND LOTS 10 & 9, ROTH SNIDER PROPERTY SUBDIVISION, AS RECORDED IN VOLUME 4500, PAGE 281, ALL OUT OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



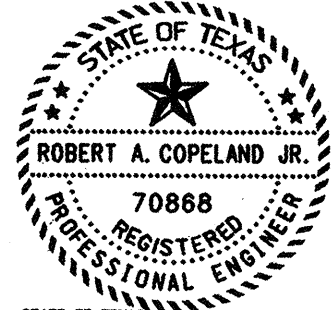
STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT AS R.D. MARTIN SUBDIVISION MARTIN SUBDIVISION AND ROTH SNIDER PROPERTY SUBDIVISION WHICH IS RECORDED IN VOLUME 5502 PAGE 184, VOLUME 4181, PAGE 235, & VOLUME 4500, PAGE 281 RESPECTIVELY BEXAR COUNTY, DEED AND PLAT RECORDS. THE OWNER OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AFFECT OR REMOVE ANY EASEMENTS OR RESERVATIONS RESERVED FOR OTHER THAN SINGLE OR DUPLEX DWELLING OR RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT ON OR IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

NOTARY PUBLIC
PAMELA KUVINSKI
State of Texas
Comm. Exp. 01-07-2001

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN HEREIN THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC PARKS, STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC UTILITIES SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR
DULY AUTHORIZED AGENT
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
DARREN B. CASEY, known to me to be the person whose
NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE
EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND
IN THE CAPACITY THEREIN STATED.

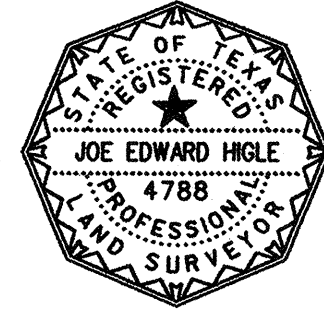
JOSE L. CARMONA
Notary Public, State of Texas
My Comm. Exp. 05/20/2002



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

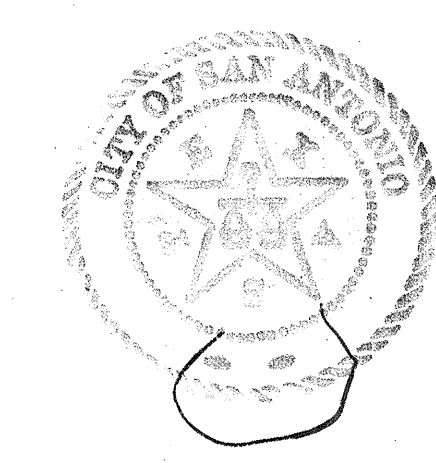
JOSE L. CARMONA
Notary Public, State of Texas
My Comm. Exp. 05/20/2002

LUIS P. LOPEZ
Notary Public, State of Texas
My Comm. Exp. 04/06/99



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
JOE EDWARD HOGLE
REGISTERED PROFESSIONAL LAND SURVEYOR
4788
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF ARION BUSINESS PARK IV HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE SECTION 212.0065.
DATED THIS 8th DAY OF MARCH, A.D. 1999
BY: [Signature] DIRECTOR



STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 3rd DAY OF MARCH, A.D. 1999 AT 2:58 P.M. AND DULY RECORDED IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9543 ON PAGE 2.
GARY RICKHOFF
COUNTY CLERK OF SAID COUNTY, TEXAS
4th DAY OF MARCH, A.D. 1999



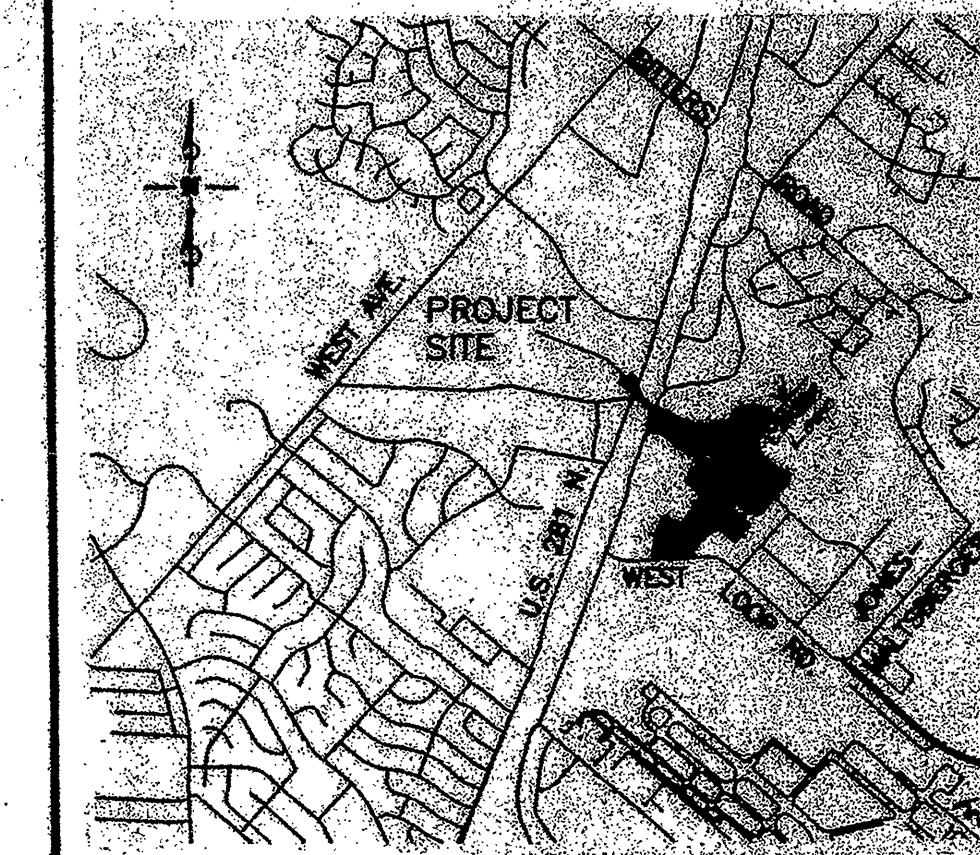
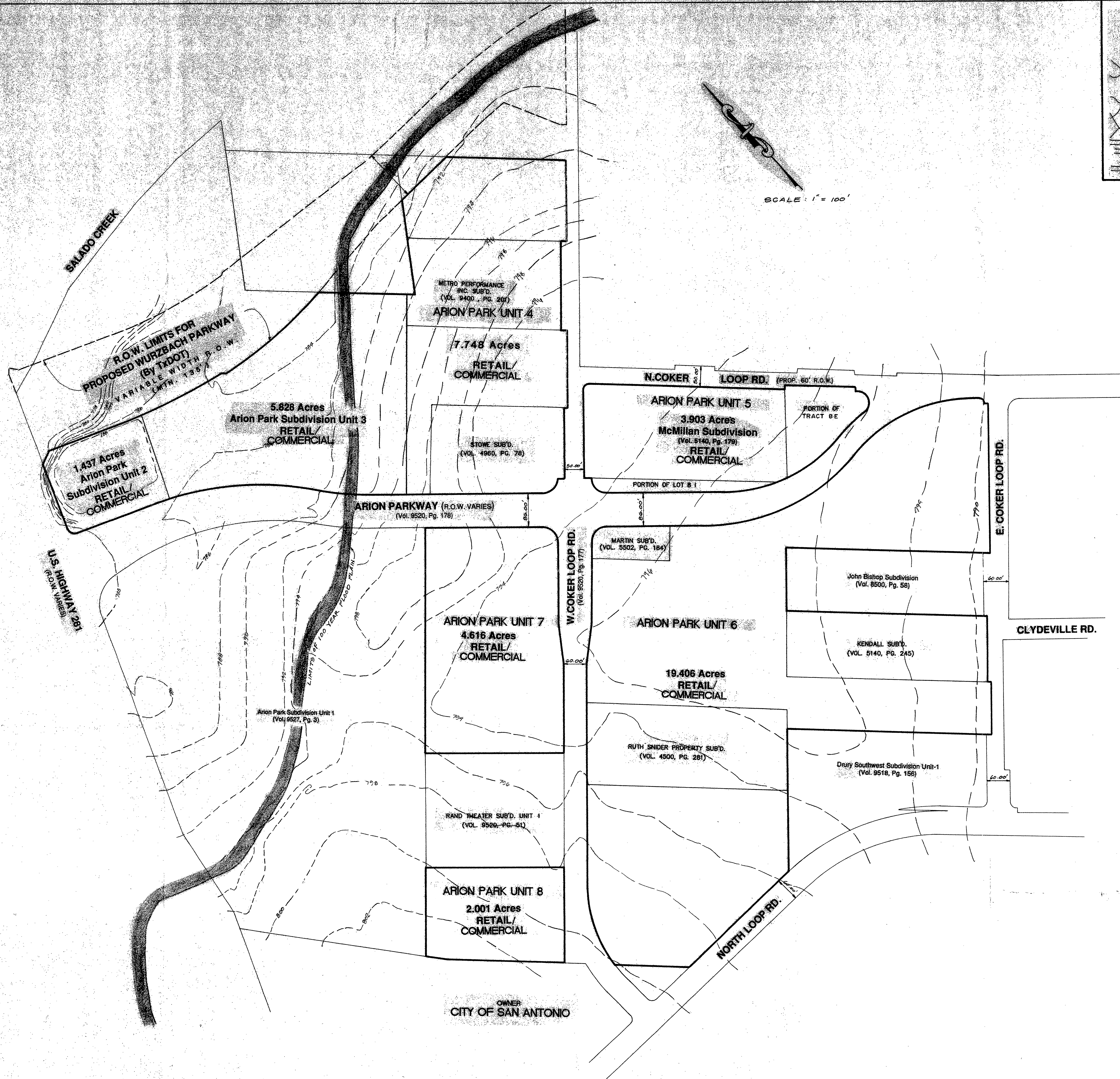
DEVELOPER:
DARREN CASEY INTEREST, INC.
200 CONCORD PLAZA DRIVE, # 710
SAN ANTONIO, TEXAS 78216

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
27258

NOTES:
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT APE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT."

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANY-OR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
ANY COPS MEMORIAL LOSS RESULTING FROM MODIFICATIONS REQUIRED OF COPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
THIS PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

VRP# 03-05-052



LOCATION MAP
NOT TO SCALE

DEVELOPER
PATTON VENTURES, W.S.
200 CONCORD PLAZA DR.
SUITE 710
SAN ANTONIO, TEXAS 78216

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN ANTONIO
ANTONIO DEVELOPER:
REVIEW COMMITTEE
Date: May 9, 1996
File # 423
Signed: [Signature]

REVISED
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
423 ARION PARK SUBDIVISION
SAN ANTONIO, TEXAS

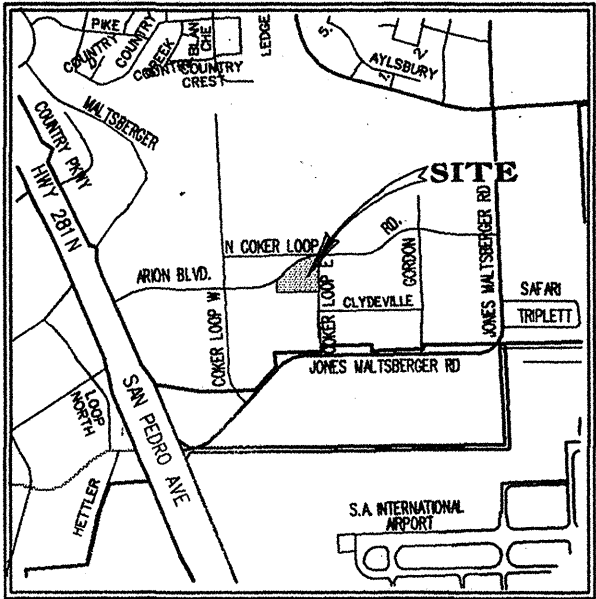
VICKERY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road, Suite 100, San Antonio, Texas 78216
Telephone: (210) 349-3271

PREPARED FOR:
BAYER
SOUTHWEST

DATE: APRIL, 1996
SCALE
Vertical 1" = 100'
Horizontal 1" = 100'
SHEET 1 OF 1
PROJ NO. 1265-016-041

DRP# 332
26864

VRP# 03-05-052

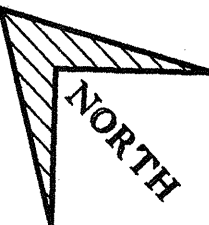


LOCATION MAP

ESTABLISHING ONE (1) COMMERCIAL LOT.
MONUMENTATION SET OR FOUND AT ALL
PROPERTY CORNERS.

"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT
DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT
ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT
NUMBER ISSUED BY THE PLANNING DEPARTMENT."

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY
EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE
EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES
TO SUCH EASEMENTS ARE DESCRIBED BELOW.

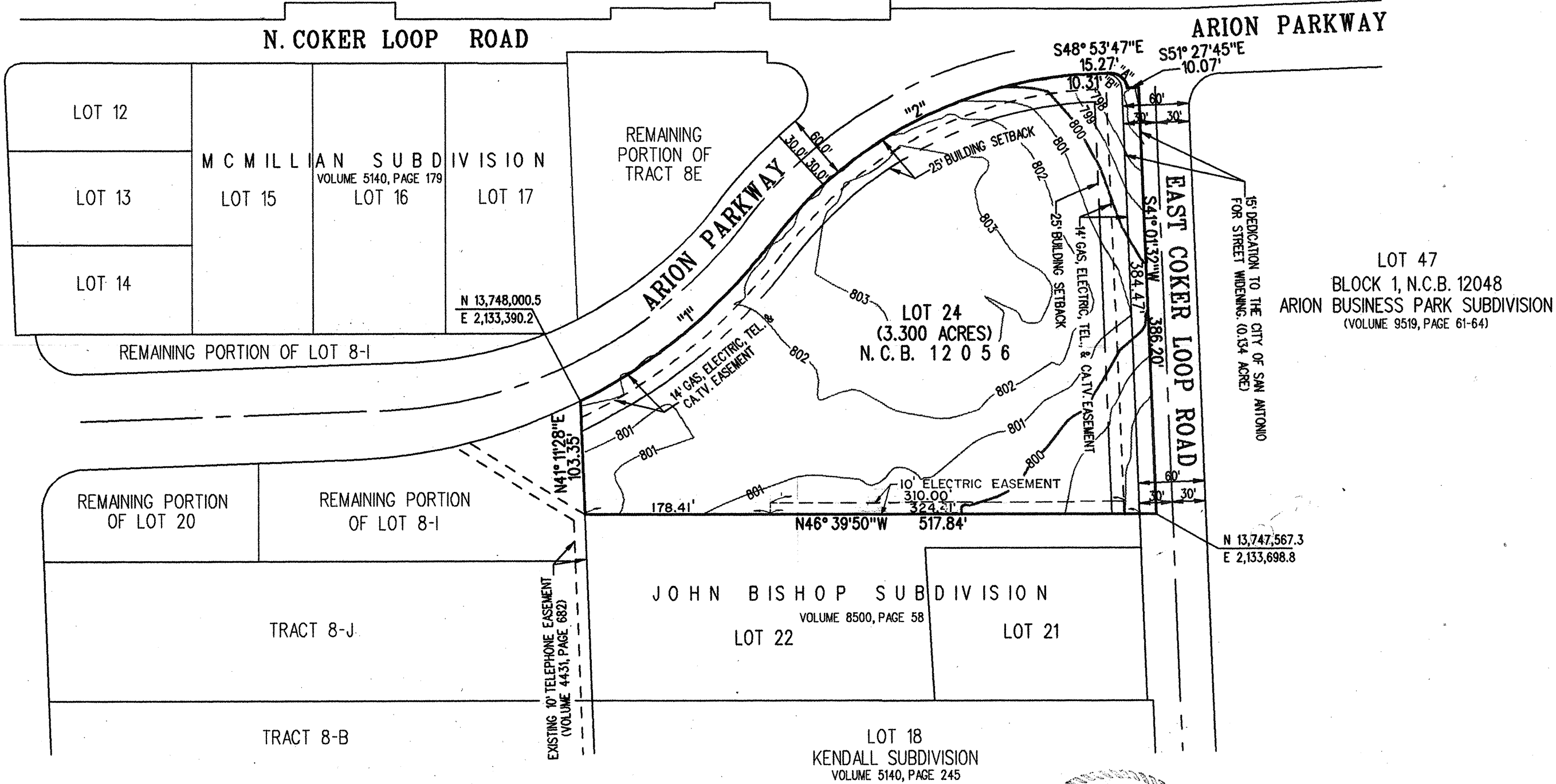


SCALE: 1" = 100'

BEARINGS BASED ON THE SUBDIVISION PLAT OF ARION PLAZA UNIT-3,
AS RECORDED IN VOLUME 9520, PAGE 178, DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS.

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
1"	500.57'	25°57'31"	115.38'	226.79'	S86°16'43"E	224.85'
2"	386.68'	50°21'41"	181.80'	339.88'	S74°04'38"E	329.04'
3"	15.00'	87°16'50"	14.30'	22.85'	S05°15'22"E	20.70'
4"	15.00'	89°55'19"	14.38'	23.54'	S03°56'07"E	21.20'



SUBDIVISION PLAT
OF
ARION PARK I

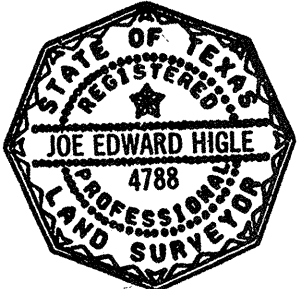
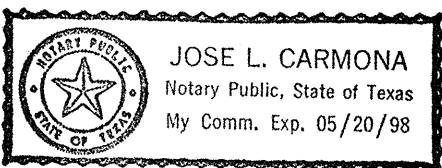
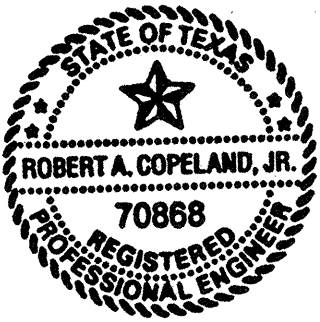
970068

BEING A 3.434 ACRE TRACT OF LAND OUT OF THE REMAINING
PORTION OF TRACT 8E WHICH IS OUT THE JOHN COKER SURVEY
NO. 12, ABSTRACT 125, COUNTY BLOCK 5001, SAN ANTONIO, BEXAR
COUNTY, TEXAS.

DEVELOPER:
DARREN CASEY INTEREST, INC.
200 CONCORD PLAZA DRIVE, SUITE 710
SAN ANTONIO, TEXAS 78216

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS
26655

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD)
IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION
AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS
EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT",
AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING,
MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANDING OR BURYING WIRES,
CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER
WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID
FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS
ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE
BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN
SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE
PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

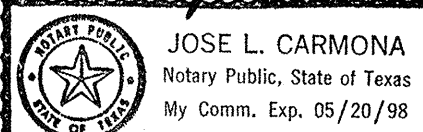
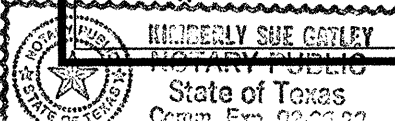


STATE OF TEXAS
COUNTY OF BEXAR
I, **Darren Casey Interest, Inc.**
DO hereby certify that this plat is true and correct and was prepared from an actual
SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE
MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS
PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE
MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS
PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE
MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS
PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE
VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

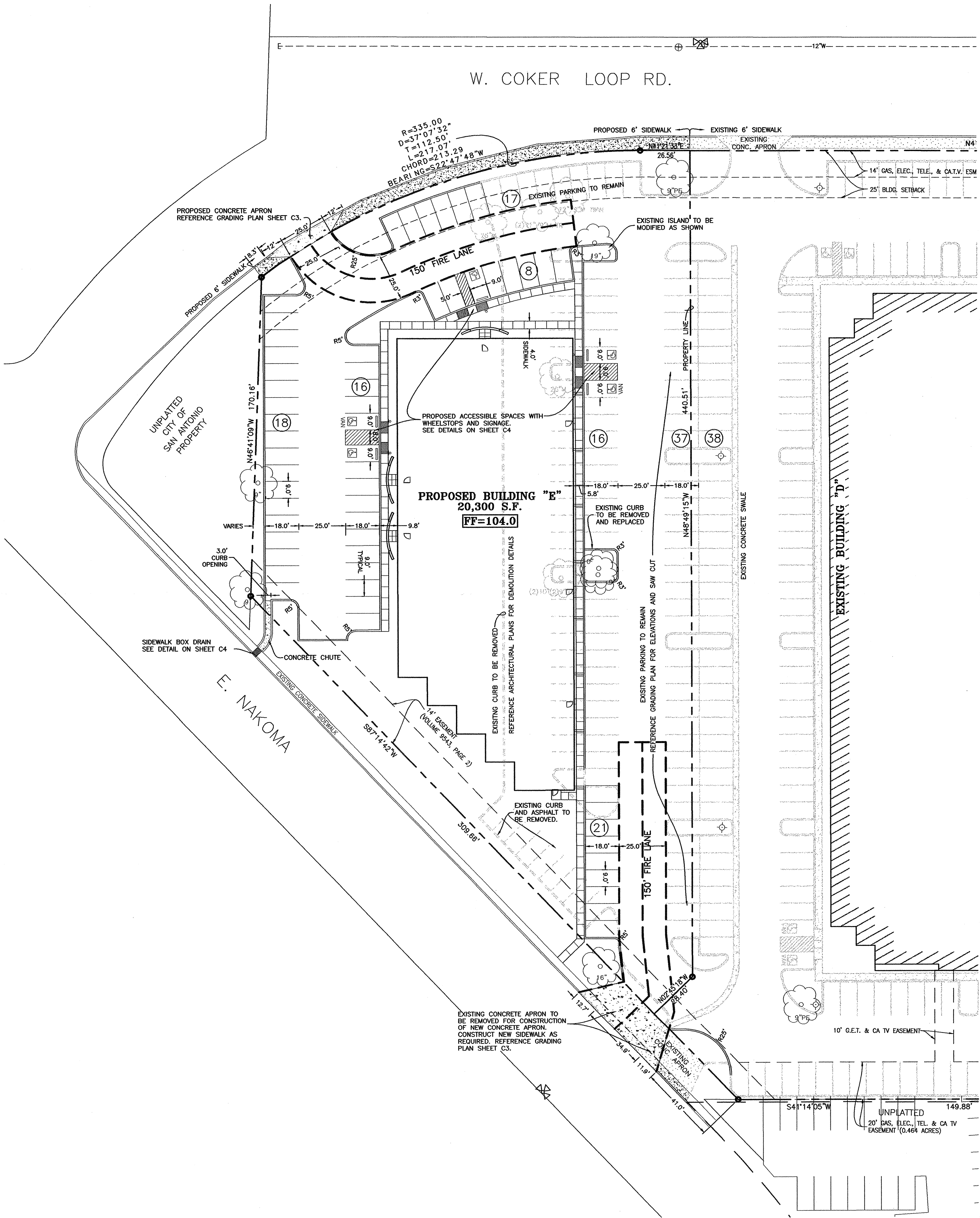
STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE
24th DAY OF July, A.D. 1997, AT 4:55 P.M.
IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9837, ON PAGE 108.
IN TESTIMONY WHEREOF, I HAVE HEREIN SET MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
30th DAY OF July, A.D. 1997.



VRP#03-05-052

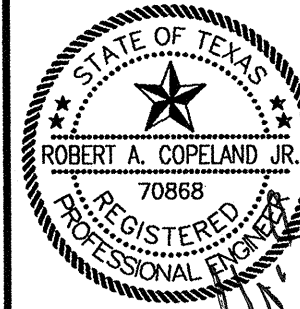
GENERAL SITE NOTES

1. CONTRACTOR SHALL COMPLY WITH THE CITY OF SAN ANTONIO BUILDING CODE AND REGULATIONS AND APPLICABLE TECHNICAL SPECIFICATIONS IN THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF SAN ANTONIO", AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
2. CONTRACTOR SHALL SECURE ALL PERMITS REQUIRED FOR CONSTRUCTION AND SHALL NOTIFY ALL RESPECTIVE GOVERNMENTAL OR UTILITY AGENCIES AFFECTED BY CONSTRUCTION PRIOR TO STARTING CONSTRUCTION.
3. LOCATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS IS BASED ON A COMBINATION OF FIELD SURVEYING AND AVAILABLE UTILITY MAPS. CONTRACTOR TO DETERMINE VERTICAL AND HORIZONTAL LOCATIONS OF ALL UTILITIES (WHETHER SHOWN ON PLANS OR NOT) BY COORDINATING WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO CONSTRUCTION. THE FOLLOWING ARE NUMBERS OF THE RESPECTIVE AGENCIES:
SAN ANTONIO WATER SYSTEM (WATER) 704-7107
SAN ANTONIO WATER SYSTEM (SEWER) 704-7160
CITY PUBLIC SERVICE (GAS & ELECTRIC) 978-3500
SOUTHWESTERN BELL (TELEPHONE) 820-6229
TIME WARNER CABLE (TELEVISION) 675-4560
VALERO ENERGY CORP. 246-2394
IF ANY NUMBER HAVE CHANGED OR ARE INCORRECT, THE CONTRACTOR IS STILL RESPONSIBLE FOR CONTACTING THE AGENCIES.
4. REMOVE ALL ASPHALT AND CONCRETE WITH A SMOOTH SAW-CUT.
5. COMPACT ALL PAVEMENT SUBGRADE TO 95% MAXIMUM DRY DENSITY. COMPACT AREAS TO RECEIVE LANDSCAPING AND/OR GRASS TO 85%.
6. PRIOR TO BIDDING, THE CONTRACTOR SHALL THOROUGHLY INVESTIGATE THE SITE AND FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE SITE WHICH MAY AFFECT HIS WORK. THIS INCLUDES ACCOUNTING FOR ALL VISIBLE FEATURES WHICH MAY IMPACT THE BID OR THE WORK.
7. CONTRACTOR SHALL CAREFULLY DEMOLISH AND REMOVE ALL ITEMS (ABOVE AND BELOW GROUND) AS REQUIRED TO CONSTRUCT THE PROJECTS AS SHOWN. ALL REMOVAL AND DISPOSAL ACTIVITIES MUST COMPLY WITH APPLICABLE CODES, LAWS AND ORDINANCES.
8. REMOVE AND DISPOSE OF ALL EXCESS EXCAVATION.
9. CONTRACTOR IS RESPONSIBLE FOR ALL VERTICAL AND HORIZONTAL CONTROL.
10. BASE MATERIAL AND INSTALLATION TO BE IN CONFORMANCE WITH ITEM 247 (TxDOT STD. SPECS. '95 ED.), TYPE A GRADE 2, COMPACT TO 95% MAXIMUM DRY DENSITY @ +2% OPTIMUM MOISTURE CONTENT.
11. PRIME COAT MATERIAL AND INSTALLATION TO BE CUT-BACK ASPHALT TYPE IN ACCORDANCE WITH ITEM 310 (TxDOT STD. SPECS. '95 ED.) (0.2 GAL./S.Y.).
12. ALL ASPHALT MATERIAL AND INSTALLATION TO COMPLY WITH ITEM 340 TYPE "D" (TxDOT STD. SPECS. '95 ED.).
13. WHEEL STOPS SHALL BE DOWEL PRECAST CONCRETE, 6' IN LENGTH, AND A MINIMUM OF 12" INTO BASE AND ASPHALT.
14. CONTRACTOR TO FULLY COOPERATE WITH PARKING LOT LIGHT CONTRACTOR.
15. ALL SITE CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.
16. FOR ALL STRIPING AND TRAFFIC CONTROL MARKINGS, CONTRACTOR TO USE GILDED TRAFFIC PAINT #63228 OR SHERWIN-WILLIAMS PRO-MAR TRAFFIC MARKING PAINT (SERIES B29.Y.2). COLOR IS YELLOW. APPLY TWO COATS.
17. INSTALL "NO PARKING - FIRE LANE" SIGNS IN ACCORDANCE WITH THE FIRE MARSHALL'S REQUIREMENTS. PAINT CURBS AS REQUIRED BY FIRE MARSHALL.
18. DIMENSIONS ARE TO THE PAVEMENT EDGE OF THE CURB, FACE OF BUILDING OR PROPERTY LINE, OR STRIPING CENTERLINE.
19. THE CONCRETE DRIVE APPROACHES WITHIN CITY RIGHT-OF-WAY ARE SUBJECT TO CITY INSPECTION.
20. MAXIMUM CONTROL JOINT SPACING IS 5 FEET.
21. MAXIMUM EXPANSION JOINT SPACING IS 40 FEET.
22. CONTRACTOR MUST KEEP ALL PERMITS ON JOB SITE.
23. ALL EXISTING SIGNS AND BENCHES (WHETHER SHOWN ON PLANS OR NOT) WHICH CONFLICT WITH CONSTRUCTION SHALL BE RELOCATED.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING EXISTING SPRINKLER SYSTEM COMPONENTS WHICH CONFLICT WITH CONSTRUCTION.
25. PROPOSED CURBING TO BE TRANSITIONED SMOOTHLY TO MATCH EXISTING.
26. THE CONSTRUCTION SITE IS TO BE THOROUGHLY CLEANED BY THE CONTRACTOR PRIOR TO ISSUANCE OF PAYMENT BY THE OWNER.
27. CONTRACTOR SHALL INCLUDE ALL COSTS FOR ROUTING PEDESTRIAN AND VEHICULAR TRAFFIC IN THE BID AMOUNT. THE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE CURRENT LEASE HOLDER IN ORDER TO INSURE CONVENIENT ACCESS.
28. P.C. = POINT OF CURVATURE, P.R.C. = POINT OF REVERSE CURVATURE, P.T. = POINT OF TANGENCY, P.C.C. = POINT OF COMPOUND CURVATURE.
29. CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR STRUCTURAL DESIGN/GEOTECHNICAL/SAFETY EQUIPMENT CONSULTANT, IF ANY, SHALL REVIEW THESE PLANS AND ANY AVAILABLE GEOTECHNICAL INFORMATION AND THE ANTICIPATED INSTALLATION SITES WITHIN THE PROJECT WORK AREA IN ORDER TO IMPLEMENT CONTRACTOR'S TRENCH EXCAVATION SAFETY PROTECTION SYSTEMS, PROGRAMS AND/OR PROCEDURES FOR THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR'S IMPLEMENTATION OF THESE SYSTEMS, PROGRAMS AND/OR PROCEDURES SHALL PROVIDE FOR ADEQUATE TRENCH EXCAVATION SAFETY PROTECTION THAT COMPLIES WITH AS A MINIMUM, OSHA STANDARDS FOR TRENCH EXCAVATION. SPECIFICALLY, CONTRACTOR AND/OR CONTRACTOR'S INDEPENDENTLY RETAINED EMPLOYEE OR SAFETY CONSULTANT SHALL IMPLEMENT A TRENCH SAFETY PROGRAM IN ACCORDANCE WITH OSHA STANDARDS GOVERNING THE PRESENCE AND ACTIVITIES OF INDIVIDUALS WORKING IN AND AROUND TRENCH EXCAVATION.
30. REFERENCE DETAILS FOR HANDICAP SIGNAGE.
31. BARRICADES AND WARNING SIGNS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND GENERALLY BE LOCATED TO AFFORD MAXIMUM PROTECTION TO THE PUBLIC AS WELL AS CONSTRUCTION PERSONNEL AND EQUIPMENT AND TO ASSURE AN EXPEDITIOUS TRAFFIC FLOW AT ALL TIMES DURING CONSTRUCTION. DURING THE PROGRESS OF THE WORK THE CONTRACTOR SHALL PROVIDE ACCESS FOR LOCAL TRAFFIC.
32. ITEMS OF WORK NOTED "BY OTHERS" SHALL BE CONSIDERED AS NOT PART OF THIS CONTRACT.
33. THE CONTRACTOR SHALL COORDINATE (WITH OWNER/ARCHITECT) WHICH TREES ARE TO BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL PROTECT ACCORDINGLY AND PROVIDE WATER AS REQUIRED. SEE DETAILS.
34. ON ALL GRAVITY LINES, CONTRACTOR MUST START AT DOWNSTREAM END AND PROCEED UPSTREAM TAKING CARE TO EXPOSE ALL EXISTING UTILITIES AND STRUCTURES WHICH MAY CONFLICT WITH THE PROPOSED LINE. ANY OTHER SEQUENCE OF CONSTRUCTION WILL BE AT THE CONTRACTOR'S RISK.
35. DASHED LINES REPRESENT EXISTING IMPROVEMENTS TO BE REMOVED.

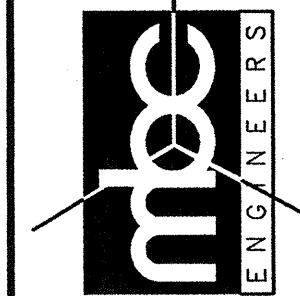


LEGEND

- PROPOSED CONCRETE CURB
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE AREAS
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- MANHOLE
- GRATE
- LIGHT POLE
- POWER POLE
- GUY WIRE ANCHOR
- TRAFFIC LIGHT
- MISC. TRAFFIC SIGN
- GUARD POST
- ACCESSIBLE PARKING
- PARKING SPACE COUNT
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN



MAGINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302



ARION BUSINESS PARK
BUILDING "E"
SITE
PLAN

REVISIONS	DATE	NO.	DESCRIPTION	BY
DESIGN	TOO			
DRAWN	SEO			
CHECKED	RAC			
DATE	11/15/01			
JOB NO.	27258			
SHT.	C1			



City of San Antonio
New
Vested Rights Permit
Application

Permit File: # 03-05-052
Assigned by city staff

Date: May 9, 2003

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent*
2. Please complete subject of application and attach 2 maps of the property and 2 sets of all applicable documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent Darren Casey Interests Phone: (210) 829-8999 Fax: (210) 829-8998
Address: 814 Arion Parkway, Suite #200, San Antonio, Texas Zip: 78216
Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302
Address: 1035 Central Parkway North, San Antonio, Texas Zip: 78232

1. Name of Project: **PARKWAY PLAZA BUILDING E**
2. Site location or address of Project: Northeast area of W. Coker Loop Road and E. Nakoma
Intersection
3. Council District 9 ETJ No Over Edward's Aquifer Recharge ☐ yes ☒ no
4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*
Office Space (Leasing)

5. What is the date the applicant claims rights vested for this Project? May 9, 1996
6. What, if any, construction or related actions have taken place on the property since that date?
Platted - Topo, Architectural and Construction drawings.

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• **PERMIT**

Type of Permit: D.R.P. Date of Application May 9, 1996
 Permit Number: 332 Date Issued: May 9, 1996
 Expiration Date: 09-25-07 Acreage: 8 Acres

• **MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Arion Park Subdivision # 423

Date accepted: May 9, 1996 Expiration Date: November 8, 1997 MDP Size: 45 acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date)

• **Approved Plat**

Plat Name: Arion Business Park IV Plat # 980495 Acreage: 12.391 Ac.

Approval Date: 01/08/99 Plat Recording Date: 03/03/99 Expiration Date: 01/07/02 Vol./Pg. 9543/2


(Note: If plat is not recorded within 3 years of plat approval permit right will expire).

• **Others**

Arion Park I, Plat # 970068, Acreage 3.434 Acres, Approval Date: 4/22/97, Recording Date 7/29/97, Vol./Pg. 9537/168

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

Print name: Fernando Saenz Signature:  Date: May 9, 2003

 **LACEY A. KEUNE**
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 09-13-2006

Notary Public, State of Texas

Permit File: # _____
Assigned by city staff

Date: _____



Approved

As of
MAY 19, 1996

☐ Disapproved

Review By: [Signature]
Assistant City Attorney

Date: 5-20-03

[illegible]

City of San Antonio

Development Rights Permit Application

Permit File # 332
assigned by city staff

All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.

1. Owner/ Agent Casew Ventures, Inc.
2. Address: 200 Concord Plaza Dr. Ste. 710 San Antonio, TX
3. Zip: 78216 Telephone # 829-8999
4. Site location or address Near intersection of U.S. Highway 781 & Arion Parkway
5. Council District 9 ETJ Over Edward's Aquifer Recharge

() yes (X) no

Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, POADP, plat application, approved plat, building permit or evidence of development infrastructure cost).

POADP's* accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: Orion Park Subdivision # 423

Date accepted: May 9 1996 Expiration Date: N/A

POADP Size: 41.939 acres (If applicable, list plats representing 8% of POADP area on the backside of this application.) % of area plat approved/ developed: 14.3 %

Infrastructure cost incurred \$ _____ (Note: for POADP's < 1000ac, cost incurred must be at least \$500,000 and for areas > 1000ac, expenditures must be at least \$1,000,000. In addition, use of this section will require that this form be notarized.)

Note: 8% of POADP area must be plat approved or infrastructure cost incurred must exceed amount designated by code or 50% of POADP must be platted/ developed to maintain permit rights.

Plat Application

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

Approved Plat

Plat Name: _____ Plat # _____ Acreage: _____ Approval Date: _____

Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

Others

Type of Permit: _____ Date issued: _____ Expiration Date: _____ Acreage: _____

(Note: Two maps of the area must be provided)

*Development Rights based on cost incurred must have this document notarized - all others may sign and date this form.

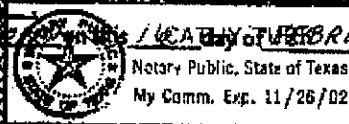
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that this Application and the attached documents are true and correct. Print name: Kenneth W. Brown

Signature: [Signature] Date: 2-16-98

Sworn to and subscribed before me by KENNETH W. BROWN / CATHY TURK 1998 to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 11/26/02



Cathy Turk
7/14/98

Select appropriate time period

less than 8% within 18 months

92 FEB 15 PM 1:53

Between 8% & 49%

50% & over

Plat number

Plat name

Approval date

number of acreage / \$

% of POADP acreage

Running Total

970241

Arion Park Unit II

7-25-97

3.000

6.7

6.7%

970068

Arion Park I

7-30-97

3.434

7.6

14.3%